

Research First Before Dividing Property!

Any land or lot within a plat or record (or not) on the effective date of this amendment shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision

Regulations of Santa Rosa County, Florida, (Section 4.03.00 et. seq.) of the Land Development Code have been met.

Site Plan Approval

Site plan approval as provided in Section 4.04.00 of the Land Development Code is required for all uses in this district.

Performance Standards

1. Lot Coverage: The maximum combined area occupied by all principle and accessory structures shall not exceed 50% of the total area. Also, the amount of impervious surface shall not exceed 75% of the lot area.
2. All development shall provide paved ingress/egress entrances from the right of way to all parking and shall pave all vehicular circulation on the site to reduce the impact of noise to the surrounding community.
3. All activity and storage shall be conducted within completely enclosed buildings.
4. Landscaped buffers shall be required consistent with Section 7.01.05.

Santa Rosa County

RESTRICTED COMMERCE AND TECHNOLOGY PARK (CT) ZONING DISTRICT (EFFECTIVE APRIL 1, 2004)

Research done today, could save you time and money.

The information provided in this brochure is extracted from the Santa Rosa County Land Development Code; however, it is the responsibility of the applicant to contact the Planning and Zoning Division to discuss land use issues when a change is desired. This brochure is only to be used as an overall help tool for the general public.

Santa Rosa County

Community Planning, Zoning and Development Division
6051 Old Bagdad Highway
Phone: 850-981-7075, 939-1259
Fax: 850-983-9874
Email: planning-zoning@co.santa-rosa.fl.us

Note: Land Development Code is subject to change.

Purpose

This district is designed to accommodate a wide range of commerce and technology uses which conform to a high level of Performance Standards. The uses which this district is designed to accommodate include research and development, technology, business and professional offices, general assembly, warehousing and distribution activities.

Permitted Uses

In this district a building or premises may only be used for the following:

1. Technology, light manufacturing, processing, and/or assembly;
2. Business and professional offices;
3. Research activities, including research laboratories, developmental laboratories, and compatible light manufacturing;
4. Warehousing and distribution related to 1, 2, or 3 above;
5. Community facilities limited to public and private utilities; and
6. Accessory uses or structures to any principal use permitted in the district.

Conditional Uses

In this district, as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 6.09.00 et. seq. and complies with the site plan requirements listed in Section 4.04.00:

1. Towers and Telecommunication Facilities subject to the requirements of Section 7.02.00.
2. Service establishments and mechanical repairs and services within an enclosed building.

Lot Size

The minimum width of any lot shall be one hundred (100) feet when measured at the minimum front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress.

Building Height

No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation at the property or building setback lines

Yard Restrictions

Front Yard: There shall be a front yard having a depth of not less than fifty (50) feet when such site abuts a public right-of-way. However, the front yard may be reduced to twenty-five (25) feet when such site abuts a private road within the project parcel. See Section 2.10.02 for other exceptions. I.

Side Yard: Except as provided in Section 2.10.03, there shall be a fifteen (15) foot side yard required, provided, however, that on any side of use in this district which abuts a residential district or right-of-way, there shall be a side yard of fifty (50) feet.

Rear Yard: Except as provided in Section 2.10.03, there shall be a yard of twenty-five (25) feet, except where this district abuts a residential district, then there shall be a yard of fifty (50) feet required.